

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Special Meeting – November 19, 2009
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:14 a.m., recessed at 10:38 a.m., reconvened at 11:04 a.m., recessed at 12:25 p.m., reconvened at 1:32 p.m., recessed at 2:30 p.m., reconvened at 2:53 p.m. and adjourned at 5:07 p.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks, Day, Norby, Pallinger, Riess, Woods

Commissioners Absent: None

Advisors Present: Anzures (OCC)

Staff Present: Citrano, Fogg, Gibson, Lardy, Murphy, Muto, Wong, Jones (recording secretary)

B. Public Communication: Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

C. Announcement of Handout Materials Related to Today's Agenda Item

1. General Plan Update, Draft Text, Land Use Maps, Road Network, Community Plans, Implementation Plan and Conservation Subdivision Program

Comprehensive update of the San Diego County General Plan to establish future growth and development patterns and policies for the unincorporated areas of the County. The General Plan Update would improve land use and protect the environment better than the current 1980's era General Plan, partly by shifting 20 percent of the project growth to western unincorporated communities with established infrastructure. The proposed plan would also balance growth with the needs to control traffic congestion, protect the environment and ease the strain on essential services such as water and fire protection.

Staff is requesting recommendations from the Planning Commission regarding the draft General Plan text, land use maps, Mobility Element road network, draft community plans, draft Implementation Plan and Conservation Subdivision Program.

General Plan Update, Agenda Item 1:

Discussion:

The Planning Commission is reminded that their tentative recommendations on the General Plan Update will be brought back in 2010 for affirmation, additional discussion or revisions. Issues remaining from the November 6, 2009 Planning Commission include (1) a request for additional information on major projects proposed along Interstate 15; (2) possible measures to protect open space and conservation easements; (3) proposed revisions to Board Policy I-63; (4) equity mechanisms; (5) the Forest Conservation Initiative. Staff provides the Planning Commission with a review of proposed GPAs along the I-15 corridor; all of which were included in either the General Plan Update Land Use Map or draft EIR, with the exception of the Accretive Group proposal (PAA 09-007) which was only recently submitted and is the only proposed project to date that is not included in the General Plan Update Land Use Maps. Commissioner Beck seeks additional information on what the I-15 Corridor will look like at buildout.

With respect to protection of open space and conservation easements, possible methods for accomplishing this include Board of Supervisors policies, open space dedication requirements, requirements for conformance with densities specified in the General Plan, third-party dedications and agreements, refinement of easement language, and formation of open space districts; an option which several of the Planning Commissioners find interesting. Staff is directed to further investigate ways to ensure that open space easements cannot be vacated via General Plan Amendments. Suggestions include formation of Conservation Districts which will ensure that the land is designated as open space in perpetuity, and strengthening conditions of project approval.

Staff informs the Planning Commission that Board Policy I-63 will be revised to require Board of Supervisors approval of Plan Amendment Authorizations (PAAs). These recommendations will also be presented to the Planning Commission in 2010. County-initiated comprehensive GPAs will be required in order to change Regional Categories and expand village boundaries, and Staff will review the General Plan on a regular basis for periodic maintenance, propose amendments when necessary, and consider batching project GPAs.

The Forest Conservation Initiative (FCI) expires in 2010, and work is already underway to ensure that properties affected by the Initiative are consistent with the planning objectives of the General Plan Update. It is anticipated that this work will be completed in early 2011.

General Plan Update, Agenda Item 1:

With respect to equity mechanisms, Transfer Development Rights/Purchase of Development Rights (TDRs/PDRs) programs have been pursued since 2003 and are still being researched. The current approach is to consider onsite density transfers, purchase of agricultural conservation easement (PACE or PERs); and the possibility of transferring General Plan Update densities between properties.

Commissioner Beck recommends that discussions on Conservation Subdivisions also address allowing preserved land to be included in the MSCP or NCCP, and allowing the County to receive credit for it. He also requests a report on the Attorney General's letter commenting on the General Plan Update and the issues addressed concerning SB 375 and AB 32.

Several audience members voice a great deal of support for Staff's endeavors, the various Land Use Maps, while others express concerns about Staff recommendations for particular land use designations on the Land Use Map. Commissioner Day voices great consternation about notification of the Update meetings, the restrictiveness of the GPA process in general, Staff's draft Land Use Map versus the Referral Map and the Community Group recommendations.

Commissioner Beck believes PAAs should continue coming to the Planning Commission for consideration prior to presenting them to the Board of Supervisors. Commissioner Beck also recommends reconciling the General Plan to include credits to the County's obligations for contributions to the MSCP, the NCCP, etc. Chairman Woods recommends that Staff draft a policy for review at the next General Plan Update meeting.

Commissioner Beck also discusses Community Plans that override the Conservation Subdivision Program, and the need for clarity of the standards to ensure compatibility. Suggestions from today's speakers include defining community character, developing rural design standards, allowing steep slope encroachment if other resources are being protected, and development of third-party easements. Other audience members express concerns that the General Plan Update needs to better address climate change and preservation of agricultural lands, ensure that infrastructure precedes development, increase density in the Country Towns, and provide methods for stimulating economic development.

Following discussions, the Planning Commission makes recommendations on Staff's proposed Land Use Designations for several Community and Subregional Planning Areas, as identified below:

General Plan Update, Agenda Item 1:

Action: Riess - Beck

Tentatively endorse Staff's recommendations for the Alpine Community Plan Area, subject to further refinements and revisions.

Discussion of the Action:

Commissioners Day and Beck believe making any recommendations on the Maps is premature.

Amended Motion: Beck - Riess

Support Staff's draft Land Use Map for the Alpine Community Plan Area, with the understanding that these recommendations are tentative and may be revisited.

Ayes: 7 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 0 - None

Action: Pallinger - Riess

Tentatively support Staff's draft Land Use Map for the County Island areas.

Ayes: 7 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 0 - None

Action: Beck - Riess

Tentatively support Staff's draft Land Use Map for the Crest-Dehesa-Granite Hills-Harbison Canyon Community Plan Area.

Ayes: 7 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 0 - None

General Plan Update, Agenda Item 1:

Staff informs the Planning Commission that the Jamul/Dulzura Community Plan does not allow implementation of the Conservation Subdivision program. Additional concerns have also been raised by property owners regarding proposed zoning changes. Commissioner Day remains opposed to what he believes is extreme downzoning of some of the properties under discussion, as Staff's recommendations are inconsistent with what the Community Group and the Board of Supervisors wants.

Action: Riess - Beck:

Tentatively adopt Staff's draft Land Use Map for the Jamul-Dulzura Community Plan Area.

- 4 - Beck, Brooks, Riess, Woods
- 3 - Day, Norby, Pallinger
- 0 - None
- 0 - None

Discussion:

Commissioner Day recommends segmenting discussions regarding minimum lot sizes, as he prefers that today's recommendations apply only to the Land Use Maps. Commissioner Norby recommends tentatively approving Staff's recommendations for those Community or Subregional Plan Areas where no opposition to the recommendations exist. He also recommends deferring recommendations on AL-5 thru AL-8 in the Alpine Community Plan Area.

Action: Day - Pallinger

Reconsider the Planning Commission's previous tentative recommendations for the Alpine Community Plan Area.

- | | | |
|----------|-----|---|
| Ayes: | 7 - | Beck, Brooks, Day, Norby, Pallinger, Riess, Woods |
| Noes: | 0 - | None |
| Abstain: | 0 - | None |
| Absent: | 0 - | None |

General Plan Update, Agenda Item 1:

Action: Norby - Pallinger

Tentatively uphold the Planning Commission's previous Motion to support Staff's draft Land Use Map for the Alpine Community Plan Area, excluding minimum lot sizes.

7 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
0 - None
0 - None
0 - None

Action: Beck - Riess

Tentatively support Staff's draft Land Use Map for the Lakeside/Pepper Drive-Bostonia Community Plan Area.

Ayes: 6 - Beck, Brooks, Norby, Pallinger, Riess, Woods
Noes: 1 - Day
Abstain: 0 - None
Absent: 0 - None

Discussion:

During Staff's presentation of the recommendations for the Ramona Community Plan Area, the subject of pipelined PAAs and GPAs arises. Staff informs the Planning Commission that all pipelined projects will be allowed to proceed. Conflicting information prompts Chairman Woods to direct that Staff revisit this issue, with a request from Commissioners Day and Pallinger that Staff provide a report to the Commission on all pipelined PAAs and GPAs Countywide.

Motion: Norby - Riess

Tentatively approve the draft Land Use Map for Ramona. The land use designations are to ensure the proper reflection of the Cummings Ranch project.

This Motion is withdrawn.

General Plan Update, Agenda Item 1:

Action: Norby - Riess

Tentatively support Staff's recommendations for the Ramona Community Plan Area. Staff is to participate in additional discussions with Messrs Schwartz and Miller regarding Cummings Ranch.

Ayes: 7 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 0 - None

Motion: Pallinger - Riess

Tentatively support Staff's recommendation for the Environmentally Superior Map for the Central Mountain Subregional Plan Area. Staff to continue working on the properties of Messrs Elliott, Oliver and Grasafi.

Discussion of the Action:

Commissioner Day reminds his fellow Commissioners that CM-12 is recommended to be severely downzoned, and announces he will not support this Motion.

Ayes: 3 - Beck, Pallinger, Riess
Noes: 3 - Day, Norby, Woods
Abstain: 0 - None
Absent: 1 - Brooks

The Motion fails.

Commissioner Norby directs Staff to work with property owners to ensure that they are able to enjoy the economic value of their properties.

Action: Day - Pallinger

Designate CM-12 as RL-20, and tentatively adopt Staff's Environmentally Superior Land Use Map for remainder of Pine Valley. The properties of Messrs Elliott and Grasafi are referred back to Staff.

General Plan Update, Agenda Item 1:

Discussion of the Action:

Commissioner Beck questions the rational for recommending RL-20 on CM-12, and is informed by Commissioner Day that this will allow the property owner some economic benefit for property Staff has recommended being zoned 1 du/80 acres. Staff explains that the approved Tentative Map for CM-12 wasn't vested and has expired. The Pine Valley Community Planning Group chairman reminds the Planning Commission that 47 homes were approved in that Tentative Map, but the land is heavily constrained with major issues pertaining to water availability, radioactive soil and arroyo toads.

Ayes: 6 - Brooks, Day, Norby, Pallinger, Riess, Woods
 Noes: 1 - Beck
 Abstain: 0 - None
 Absent: 0 - None

Action: Riess - Brooks

Tentatively support Staff's proposed Land Use Map for the Desert Subregional Plan Area (Borrego Springs).

Ayes: 7 - Beck, Brooks, Day, Norby, Pallinger, Riess, Woods
 Noes: 0 - None
 Abstain: 0 - None
 Absent: 0 - None

Discussion:

An Ocotillo Wells resident informs the Planning Commission that very few of the community's other residents are aware of today's hearings, and questions the rational for downzoning properties in this area.

Action: Day - Riess

Postpone consideration of recommendations for Ocotillo Wells until 11/20/09.

Ayes: 6 - Brooks, Day, Norby, Pallinger, Riess, Woods
 Noes: 0 - None
 Abstain: 0 - None
 Absent: 1 - Beck

General Plan Update, Agenda Item 1:

Discussing the Mountain Empire Subregional Plan Area (Boulevard, Campo, Potrero, Tecate and Jacumba), the Commission is informed that the Potrero Community Planning Group agrees with Staff's recommendations for that Plan Area. Commissioner Day remains greatly concerned about recommendations that certain properties are to be designated RL-80 which, as he reiterates, he considers extreme.

Action: Day - Brooks:

Tentatively support Staff's draft Land Use Map for the Mountain Empire Subregional Plan Area, with the exception of the Dahlgren and Karp properties, which are to be designated RL-40.

Ayes:	5 -	Brooks, Day, Norby, Pallinger, Woods
Noes:	2 -	Beck, Riess
Abstain:	0 -	None
Absent:	0 -	None

Administrative:

D. Scheduled Meetings:

November 20, 2009	Special Meeting, General Plan Update, DPLU Hearing Room, 9:00 a.m.
December 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 18, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 8, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 22, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 5, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 19, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 5, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 19, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 2, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 16, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 30, 2010	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
May 14, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 28, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 11, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 25, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 5:07 p.m. to 9:00 a.m. on November 20, 2009 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.